

REPORT OF THE COMMITTEE ON BUSINESS AND ECONOMIC DEVELOPMENT

May 18, 2004

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Vice Chairman Goslin, Commissioners Gorman, Hansen and Quigley (4)

Absent: Chairman Collins, Commissioners Maldonado and Murphy (3)

Ladies and Gentlemen:

Your Committee on Business and Economic Development of the Board of Commissioners of Cook County met pursuant to notice on Tuesday, May 18, 2004 at the hour of 9:00 AM in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois.

Your Committee has considered the following items and upon adoption of this report, the recommendations are as follows:

265416 DEPARTMENT OF PLANNING AND DEVELOPMENT, by Gwendolyn D. Clemons, Director, transmitting a Communication, dated March 30, 2004:

Re: HOME Investment Partnerships Program (HOME Program)

respectfully request approval of two (2) HOME Investment Partnerships Program Loans in an amount not to exceed \$300,000.00. The loans will be made to Aspire of Illinois, a nonprofit special needs' housing provider. Aspire of Illinois will acquire two properties which would serve as Community Living Projects (CLPs) also referred to as group homes. The properties to be acquired will be located in the Western Planning region of Cook County and are projected to house a total of 14 disabled individuals, all of whom are very low income. The total development cost for the two properties is estimated at \$670,000.00 which includes acquisition and related soft costs. In addition to the HOME funds, other funding includes first mortgage financing from MidAmerica Bank and downpayment assistance from the Federal Home Loan Banks of Chicago.

The HOME Program loans will be structured over 40 years and will be fully amortized at 1% interest. The County Home Program will receive monthly principal and interest payments from both loans of approximately \$758.57 with annual payments projected at \$9,102.84 which will be used for other HOME eligible activities.

I respectfully request approval of this project, and that the Chief Administrative Officer of the County of Cook, or his designee, be authorized to execute on behalf of the County of Cook, any and all documents necessary to further the project approved herein, including but not limited to the HOME Loan agreement and any modifications

thereto. These loans will be closed with assistance of the State's Attorney's Office, which assistance will include that office drafting the County's loan documents. The approval of this loan by this Honorable Body will permit staff to issue necessary commitments to allow this project to move forward.

Fiscal Impact: None. Grant Funds: \$300,000.00. (772-292 Account).

***Referred to the Committee on Business and Economic Development on 5/4/04**

265417

DEPARTMENT OF PLANNING AND DEVELOPMENT, by Gwendolyn D. Clemons, Director, transmitting a Communication, dated March 30, 2004:

Re: HOME Investment Partnerships Program (HOME Program)

respectfully request approval of a HOME Investment Partnerships Program grant to be used for the rehabilitation of approximately 18 single-family homes for low-and very-low income households in the following municipalities: Barrington, Bartlett, Buffalo Grove, Elk Grove Village, Elmwood Park, Glenview, Hanover Park, Hoffman Estates, Morton Grove, Niles, Park Ridge, Prospect Heights, Rolling Meadows and Wilmette. The project complies with the HOME Program regulations and furthers the goals of the Five-Year Consolidated Community Development Plan (approved by U.S. Department of Housing and Urban Development on October 17, 2000).

The HOME Program grant of \$750,000.00 will be made between Northwest Housing Partnership (NWHP) and the County of Cook. NWHP has previously been a successful participant with HOME Program and CDBG funds. Approval of this loan will enable NWHP to continue their owner-occupied single-family Rehabilitation Program. Permanent liens are placed on the properties for the amount of the rehabilitation by Northwest Housing Partnership. After rehabilitation is completed, NWHP then assigns the Note, Owner's Partnership Agreement, and Junior Mortgage to Cook County. The Cook County HOME Program will recapture funds expended on the projects when these homes are sold, transferred, or otherwise alienated and title is transferred.

I respectfully request approval of this project, and that the Chief Administrative Officer of the County of Cook, or his designee, be authorized to execute on behalf of the County of Cook, any and all documents necessary to further the project approved herein, including, but not limited to the Subgrantee Agreement and any modifications thereto. The necessary documents will be reviewed and approved by the State's Attorney's Office. Approval of this grant by this Honorable Body will permit staff to move forward with this project.

Fiscal Impact: None. Grant Funds: \$750,000.00. (772-298 Account).

***Referred to the Committee on Business and Economic Development on 5/4/04**

265419

DEPARTMENT OF PLANNING AND DEVELOPMENT, by Gwendolyn D. Clemons, Director, transmitting a Communication, dated April 8, 2004:

Re: National Concrete Pipe Company

Resolution Approving Class 6b Renewal

respectfully submitting this Resolution regarding the National Concrete Pipe Company's application for Class 6b property tax incentive for your consideration.

National Concrete Pipe Company requests approval of the renewal of Class 6b as per the Ordinance. This Resolution is required so that the company, which is located in unincorporated Cook County, can complete its application to the Assessor of Cook County.

Submitting the National Concrete Pipe Company application for Class 6B renewal and a Department of Planning and Development staff report for your information.

PROPOSED RESOLUTION

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides for the renewal of an existing incentive to an applicant for the continuation of the 16% assessment level for an industrial facility; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from National Concrete Pipe Company for a facility located in unincorporated Leyden Township at 11825 Franklin Avenue, Franklin Park, Cook County, Illinois, Property Index Numbers 12-19-100-031-0000; and 12-19-100-043-0000; and

WHEREAS, Class 6b requires a resolution by the County Board stating that the industrial use of the property is necessary and beneficial to the local economy and that the County Board supports and consents to the renewal of Class 6b; and

WHEREAS, the Cook County Board of Commissioners has determined that the National Concrete Pipe Company employs approximately 40 full time employees who support local businesses and services in Cook County and the company provides its products to numerous municipal projects resulting in the maintenance and improvement of the local infrastructure.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, State of Illinois, that the President and Board of Commissioners find that National Concrete Pipe Company's industrial use of the property is necessary and beneficial to the local economy and that they support and consent to the renewal of Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this Resolution to the Office of the Cook County Assessor.

***Referred to the Committee on Business and Economic Development on 5/4/04**

265420

DEPARTMENT OF PLANNING AND DEVELOPMENT, by Gwendolyn D. Clemons, Director, transmitting a Communication, dated April 8, 2004:

Re: Giovanni & Maria Gullo Family Limited Partnership

Resolution Approving Class 6b Special Exception to Abandonment

respectfully submitting this Resolution regarding the company's application for Class 6b property tax incentive for your consideration.

The Gullo Family Partnership requests approval of the special exception to the 24 month abandonment rule under the Class 6b Ordinance. This Resolution is required so that the company can complete its application to the Assessor of Cook County within the 90 day period from purchase of the property.

Submitting the company application for Class 6b, the Resolution of the Village of Elk Grove, and a Department of Planning and Development staff report for your information.

PROPOSED RESOLUTION

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an industrial facility; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from Giovanni & Maria Gullo Family Limited Partnership and the Resolution from Elk Grove Village for an abandoned industrial facility located at 780-790 Lively Boulevard, Elk Grove Village, Cook County, Illinois, Property Index Number 08-27-301-015-0000; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the industrial facility has been abandoned for less than 24 consecutive months upon purchase; and

WHEREAS, the Cook County Board of Commissioners has determined that the building was abandoned for 19 months at the time of application, and that special circumstances are present.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, State of Illinois, that the President and Board of Commissioners indicate their approval for the filing of an application for a Cook County Real Estate Classification 6b abatement incentive to the company for an abandoned industrial facility located at 780-790 Lively Boulevard, Elk Grove Village, Cook County, Illinois, under the provision for abandonment of less than 24 months; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this Resolution to the Office of the Cook County Assessor.

***Referred to the Committee on Business and Economic Development on 5/4/04**

Commissioner Quigley, seconded by Commissioner Gorman, moved the approval of Communication Nos. 265416, 265417, 265419 and 265420. The motion carried.

Commissioner Gorman moved to adjourn the meeting, seconded by Commissioner Hansen. The motion carried and the meeting was adjourned.

